

PREPARED BY AND RETURN TO:  
WATKINS LUDLAM WINTER & STENNIS, PA  
P. O. BOX 1456  
OLIVE BRANCH, MS 38654-1456  
(662) 895-2996

00931.28740

Prepared By:

9/26/07 9:36:34  
BK 569 PG 302  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**THE BRADLEY LAW FIRM, PLLC**  
606 S. Mendenhall Rd., Suite 350  
Memphis, TN 38117  
(901)682-2030 / (901)682-7175 (fax)

## **CORRECTION WARRANTY DEED**

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged,

**GEORGE C. McCARTY and wife, WILMA G. McCARTY** ("Grantor"),

has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto

**JENNIFER STEPHENS and husband JUSTIN D. STEPHENS** ("Grantee")

the following described property being situated in DeSoto County, Mississippi, to wit:

**Lot 9, Dixie Hills Estates, Section 36, Township 2, Range 7, Desoto County, Mississippi, as shown in plat of record in Plat Book 10, Page 19-21 in the Office of the Chancery Clerk of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of the property.**

**Being the same property conveyed to George McCarty and Wilma McCarty, Grantor by Warranty Deed of record at Deed Book 106, Page 461, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/her/their heirs, successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows:

Subdivision Restrictions, Building Lines & Easements of record at: Plat book 10, Page 19-21;

Easements of record at:

Declaration of Covenants, Conditions & Restrictions of record at:

Other:

and except for the following, and all subsequent years', taxes: 2006 DeSoto County Taxes, which are not yet due and payable.

and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate, and pronouns shall be construed according to their proper gender and number according to the context thereof.

WLWS

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IN WITNESS WHEREOF, Grantor has executed this instrument this 21st day of August, 2007.

George C. McCarty  
GEORGE C. McCARTY

Wilma G. McCarty  
WILMA G. McCARTY

STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared GEORGE C. McCARTY and WILMA G. McCARTY to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 21st day of August, 2007.

J. Anthony Bradley  
Notary Public

My Commission Expires:

TG No.

MY COMMISSION EXPIRES  
JANUARY 26, 2011

**Owner Name and Address:**

Justin and Jennifer Stephens  
2051 Laughter Road  
Nesbit, Mississippi 38651-8811  
(901) 351-7396

**Property Address:**

Lot 9, Dixie Hills Estates  
Hernando, Mississippi 38632

**Send Tax Bills To:**

Justin and Jennifer Stephens  
2051 Laughter Road  
Nesbit, Mississippi 38651-8811

**Tax Parcel ID Number:**

2.07.7.36.01.0.00009.00

**Return To:**

The Bradley Law Firm, PLLC  
606 S. Mendenhall Rd., Suite 350  
Memphis, Tennessee 38119  
(901) 682-2030

**Valuation Affidavit:**

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]  
Affiant

Subscribed and sworn to before me this 21<sup>st</sup> day of August, 2007.

[Signature]  
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES OCT 19, 2008

**Grantee Address and Phone Number:**

Justin and Jennifer Stephens  
2051 Laughter Road  
Nesbit, Mississippi 38651-8811  
(901) 351-7396  
Work: SAME

**Grantor Address and Phone Number:**

George C. McCarty and Wilma G. McCarty  
1197 WILMORE  
MEMPHIS, TENNESSEE 38117  
(901) 634-4300  
Work: SAME

